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No. 20,296 Equity Exhibit

Recorded Feb. 13, 1957 at 10:55 A. M.

THIS MORTGAGE, made this 3 day of February 1957, by James H.

Werking, unmarried, of Frederick County, State of Maryland.

WITNESSETH: WHEREAS, the said James H. Werking, unmarried, is justly indebted unto G. Wilson Mercer and A. Owen Mercer, Partners, doing business as Grayson H. Mercer and Sons, in the sum of Twelve Thousand (\$12,000.00) Dollars, as evidenced by his promissory note of even date herewith, payable to the order of the said G. Wilson Mercer and A. Owen Mercer, Partners, doing business as Grayson H. Mercer and Sons, one (1) year after date, with interest at Five and One-half (5%) per cent per annum, payable monthly until the principal sum is fully paid; provision is reserved to the Mortgagor to pay this debt in whole or in any amount on the principal at any time prior to maturity and for the better to secure the payment of said promissory note, as well as any renewals therof, and all interest thereon, when the same shall become due and payable according to the tenor thereof. I, the said James H. Werking, have agreed to execute these presents.



NOW, THEREFORE, This Mortgage Witnesseth: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid I, the said James H. Werking, unmarried,

do hereby grant and convey in see simple unto G. Wilson Mercer and A. Owen Mercer, Partners, doing business as Grayson H. Mercer and Sons, their

heirs, motor assigns, all of those two lots or parcels of ground, situate, lying and being on the West side of North Market Street, in the City of Frederick, Frederick County, Maryland, more particularly described as follows:

FIRST: All that lot or parcel of land fronting on the West side of North Market Street twenty feet more or less, and running back in a Westerly direction for depth 322.30 feet, more or less, being the same piece or parcel of land conveved in a deed from J. William Cannon, et al, to Mrs. Dove E. Werking, dated 27th day of March, 1923, and recorded in Liber 342, folio 532, one of the Land Records of Frederick County, Maryland, as reference to said deed will more fully appear.

SECOND: All of that lot or parcel of land adjoining the first parcel herein conveyed on the North and situate on the West side of North Market Street, in Frederick City, Frederick County, Maryland, fronting on said North Market Street twenty feet more or less, and running back in a Westerly direction 322.30 feet, more or less, being the same lot or parcel of ground conveyed in a deed from James W. Norris and wife to E. Sue Stevens and Dove E. Werking as joint tenants and not as tenants in common (the said E. Sue Stevens predeceased Dove E. Werking) dated the 9th day of May, 1924 and recorded in Liber 348,